

CHAPTER 22.96 - HUASNA-LOPEZ PLANNING AREA

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22.96.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the Huasna-Lopez planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

22.96.020 - Areawide Standards

The following requirements apply throughout the Huasna-Lopez planning area, where applicable.

- A. Driveways - Land divisions.** New land divisions shall include, where possible, design provisions for combining driveways and private access roads from Lopez Drive where terrain and adequate sight distance permits.
- B. Road design and construction.** New road alignments proposed in land division applications shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants or protected by other appropriate erosion control measures.
- C. Oil and gas exploration and production facilities.** The following standards shall apply to new oil and gas exploration and production facilities which propose truck traffic on Huasna Road and Huasna Townsite Road, in addition to the applicable standards in Article 3.
 - 1. All parking and loading activities related to well drilling or test production shall occur on-site.
 - 2. Large trucks (three or more axles) serving the site with equipment deliveries and oil transport shall be limited to specific times as determined by permit approval.
 - 3. Large trucks either traveling singly or in groups shall be preceded by a convoy vehicle equipped with warning devices. The convoy area shall be between U.S. Highway 101 and the site.

22.96.030 - Combining Designations - Sensitive Resource Area (SRA)

A. Applicability. The standards of this Section apply within the Agriculture and Rural Lands categories that are also within the Lopez Lake SRA.

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional within the applicable land use categories may be authorized within the Lopez Lake SRA, in compliance with the land use permit requirements of that Section, except that mining and related operations are only allowed to reclaim existing mines.
2. **Surface mining.** Applications for surface mining outside the Lopez Lake SRA, where applicable, shall include plans to reclaim and revegetate any existing mines or related excavations that are located within the SRA on the same site.
3. **Special requirements for residential development.**
 - a. **Permit requirement.** Minor Use Permit approval is required for all new residential development involving structures and access road construction.
 - b. **Application content.** All Minor Use Permit and Conditional Use Permit applications shall include a grading plan, erosion control plan, landscaping plan and architectural elevations. Applications shall also include a visual analysis of the project to show how the location and design of the project will mitigate its visual impact on the Lopez Lake Recreation Area. A visual analysis shall include topographic maps with lines of sight, cross Sections, photographs, or other supporting documentation to demonstrate that the project complies with the location and site development criteria of Subsections A.3.c. through A.3.e.
 - c. **Building site limitation.** Wherever feasible on properties proposed for development, all building sites and access roads shall be located outside the SRA area, so as not to be visible from the recreation area.
 - d. **Location criteria.** If development cannot comply with Subsection A.3.c, compliance with the following location criteria shall be required:
 - (1) Structures shall be located away from exposed ridges or hilltops to areas of minimum visibility from the Recreation Area.
 - (2) Locate development to minimize grading for residences and access roads
 - (3) No development, including access roads, shall be permitted on slopes steeper than 30 percent.
 - (4) Locate access roads to have minimum feasible cross slopes and visibility.
 - (5) New access to development shall use existing roads wherever feasible.

e. Site development criteria.

- (1) Utilize existing vegetation, topographic features and landscaping to screen the visibility of development.
- (2) Residences shall be limited to a single story where necessary to reduce visibility.
- (3) A maximum road cut of five feet shall be maintained wherever possible in visible areas.
- (4) Altered slopes shall be replanted with native plant species.

4. Special requirements for oil and gas exploration and production facilities.

- a. Permit requirement.** Conditional Use Permit approval is required for oil and gas exploration and production facilities. Each application shall comply with the following criteria before acceptance.
- b. Application content.** Provide a visual analysis in the form of topographic maps with lines of sight, cross Sections, photographs and other supporting documentation that demonstrate that the project will mitigate the visual impact on Lopez Lake Recreation Area by compliance with the site location and development standards below.
- c. Location criteria.** Wherever possible, oil and gas exploration and production facilities shall locate outside the SRA boundary. Any application proposing facilities within the SRA area must demonstrate this need to do so through a combination of technical and economic analysis not including proprietary information to the industry. Exploration and production facilities shall not be allowed on unobstructed, visible hilltops or ridgelines. If a project cannot comply with this standard, it shall comply with the site development standards of Subsection A.4.d.
- d. Site development standards.**

 - (1) Proposed facilities shall be screened from view by existing topography, vegetation, earthen berms and/or solid fencing. Berms and fencing shall be buffered with specimen-sized evergreen vegetation.
 - (2) Project site design shall include the maximum consolidation of facilities and minimal feasible heights, possibly including recessed or sunken features below existing grade.
 - (3) Proposed access roads shall have the minimum feasible cross slopes and visibility, with a maximum road cut of five feet maintained wherever possible in visible areas. Prepare a grading, erosion control and landscaping plan, emphasizing vegetation to screen all visible cut and fill slopes.

22.96.040 - Rural Lands (RL)

The following standards apply within the Rural Lands land use category.

- A. Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the RL land use category may be authorized in compliance with the land use permit requirements of that Section except correctional institutions, off-road vehicle courses and residential care facilities.
- B. Minimum parcel size - Alisos Road.** For the Rural Lands property on Alisos Road, the minimum parcel size for calculating density of new land divisions shall be 80 acres unless a larger minimum size is required by Chapter 22.22.